



Character Offices To Let

Fulling Mill

Fulling Mill Lane, Welwyn, AL6 9NP

Office

TO LET

1,274 sq ft

(118.36 sq m)

- Grade II Listed offices
- Quiet village location
- 10 minutes walk to village centre and amenities
- Air conditioning
- Kitchenette
- 6 On site parking spaces
- New LED lighting

Fulling Mill, Fulling Mill Lane, Welwyn, AL6 9NP

Summary

Available Size	1,274 sq ft
Rent	£25,500 per annum
Business Rates	Please see table below
VAT	To be confirmed
EPC Rating	EPC exempt - Listed building

Description

Fulling Mill comprises self contained office accommodation within a Grade II listed converted water mill.

Location

Fulling Mill is located on the edge of Welwyn Village a short drive from J6 of the A1(M). The village provides a wealth of amenity to include a number of restaurants, pubs and bakers. Welwyn North station is approximately 1 mile distant and provides a fast service to London Kings Cross.

Accommodation

The accommodation comprises:

Name	sq ft	sq m
1st - Offices	1,274	118.36
Total	1,274	118.36

Terms

The 1st floor suite is available to let on a new effective full repairing and insuring lease for a term to be agreed with the ingoing tenant.

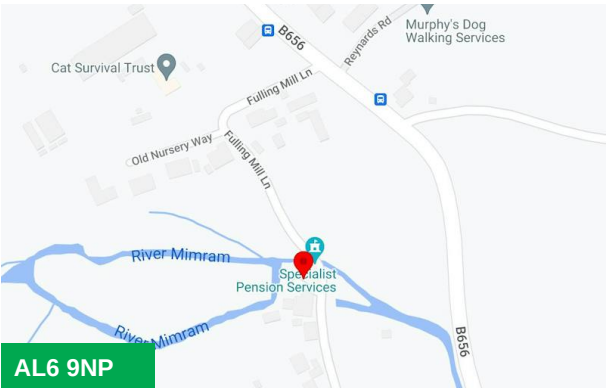
Rateable Values

1st Floor - £13,500

Applicants are recommended to clarify the business rates payable with Welwyn Hatfield District Council on 01707 357000.

Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)



Viewing & Further Information

Graham Payne
07801 098096
graham.payne@stimpsons.co.uk

Stimpsons
01923 252188
Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH